

**RIDGEFIELD BOARD OF APPEALS ON ZONING**

Town Hall Annex, 66 Prospect Street  
Ridgefield, Connecticut 06877  
Phone: (203) 431-2786 Fax: (203) 431-2737  
E-Mail: zba@ridgefieldct.org

**APPLICATION FOR VARIANCE**

Date: September 28, 2023

- 1) Applicant **The Trustees of the George A. Craig Revocable Trust u/d February 16, 2011 and Susan E. Craig Revocable Trust u/d February 16, 2011**
- 2) Address **61 Lee Road, Ridgefield, CT**
- 3) Premises Located at: **61 Lee Road, Ridgefield, CT**  
Closest cross street or nearest intersecting road: **Limekiln Road**
- 4) Interest in Property:  
owner  contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: \_\_\_\_\_
- 5) Tax Assessor Map No: **F12-0050**
- 5) Zone in which property is located **RAA** Area of Lot (acres) **11.08 +/- ac.** \_
- 6) Dimensions of Lot: Frontage **647 +/- ft.** Average Depth **250 + ft.**
- 7) If this is residential property: single family  \_\_\_\_\_
- 8) Does this proposal involve the demolition of an existing building? Yes \_\_\_\_\_ No
- 9) Is property within 500 feet of Danbury, Wilton, Redding? No  
Is property within 500 feet of New York State? No
- 10) Have any previous petitions been filed on this property? No  
If so, give dates and/or variance numbers: \_\_\_\_\_
- 11) Is this property subject to any wetlands, conservation or preservation restriction? There are wetlands on site but no conservation or preservation restrictions.
- 12) Do you give Board members permission to visit the property?  
Yes
- 13) Describe variance being requested: Applicant is seeking a varaince of the increased PRD setback restriction so that the existing accessory structures may remain as part of a PRD subdivision.

Signature of Owner \_\_\_\_\_  
Or Signature of Agent \_\_\_\_\_

Mailing Address \_\_\_\_\_ Phone No. 203 438 6534  
E-Mail Address (optional) \_\_\_\_\_

**Robert R. Jewell**

**DONNELLY, McNAMARA & GUSTAFSON, P.C.**

ATTORNEYS AT LAW

150 DANBURY ROAD, P.O. BOX 2006  
RIDGEFIELD, CONNECTICUT 06877-0906

ADDRESS OF PROPERTY: 61 Lee Road ZONE RAA

**ZONING BOARD OF APPEALS**  
**LOT CALCULATIONS**

**TO BE COMPLETED WHEN VARIANCES OF FAR,  
LOT COVERAGE OR SETBACKS ARE BEING REQUESTED.**

(A partial listing of the zoning requirements and definitions are on the reverse side of this form)

**SETBACKS**

|                | Required | Existing | Proposed | Deficiency |
|----------------|----------|----------|----------|------------|
| Front N/S/E/W* |          |          |          |            |
| Side N/S/E/W*  |          |          |          |            |
| Side N/S/E/W*  |          |          |          |            |
| Rear N/S/E/W*  | 50       | 35       | 35       | 15         |

\* circle the direction that applies.

FAR     N/A

|   |  |
|---|--|
| Lot size in square feet:                    |  |
| Permitted FAR in sq. ft. (see reverse side) |  |
| Existing FAR in sq. ft.:                    |  |
| FAR of proposed addition in sq. ft.         |  |
| Total Proposed FAR (line 3 + line 4)        |  |

COVERAGE     N/A

|  |  |
|--|--|
| Lot size in square feet:                         |  |
| Permitted coverage in sq. ft. (see reverse side) |  |
| Existing coverage in sq. ft.:                    |  |
| Coverage of proposed addition in sq. ft.:        |  |
| Total Proposed Lot Coverage (lines 3 + line 4)   |  |

see reverse side

**ZONING BOARD OF APPEALS**  
**APPLICATION FOR VARIANCE**

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Trustees of the George A and Susan E Craig Rev. Trust

PROPERTY ADDRESS: 61 Lee Road

ZONING DISTRICT: RAA

PROPOSAL:

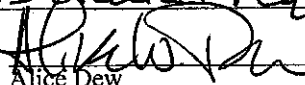
Resubdivision creating a PRD (Planned Restricted Development).  
Section 4.1.6.c requires 50 foot setback to a perimeter  
property.

DATE OF REVIEW: 9/29/2023

ZEO COMMENTS:

Please note that based on the information provided by the applicant, this proposal would fail to meet the following zoning requirements.\*\*

Distance to the lot line remains at 35 feet. The  
resubdivision changes the ~~dist~~ setback as per  
Section 4.1.6.c. The land use attorney, Tom Beecher,  
opined that a non-conformity is created requiring a  
variance.

  
Alice Dew  
Zoning Enforcement Officer

**\*\*NOTE:**

*The information on this form is to guide the variance applicant and the Zoning Board of Appeals regarding a variance application and is based upon representations made by the applicant.*

*A full review of an application for a zoning permit may reveal additional zoning requirements that are not met by the proposal.*

*This guide shall not be considered an order, requirement or decision as delineated in Section 8-6 of the Connecticut General Statutes.*

*The petitioner/applicant shall be responsible for any decision made in reliance on this form and it shall not create liability on the part of any officer of the Town of Ridgefield.*



**6. Setbacks.**

- a. Conventional Cluster - Lots within in a Conventional Cluster shall have a minimum front, side and rear setback of twenty-five (25) feet.
- b. Conservation Cluster - Lots within a Conservation Cluster shall have:
  - i. a minimum front yard setback of twenty (20) feet from any front lot line or recorded right-of-way,
  - ii. a minimum side yard setback of eight (8) feet , and
  - iii. a minimum rear yard setback of eight (8) feet.
- c. Perimeter Lots - Notwithstanding the foregoing, all lots within the planned residential development having contiguous front, side or rear lot lines to the perimeter boundaries shall have a minimum setback from the perimeter boundary of at least fifty (50) feet.

**7. Maximum Building Height.**

Unless a greater height is authorized by the Commission for good cause shown, no building or structure shall exceed:

- a. Thirty-five (35) feet in average building height.
- b. Two-and-a-half (2.5) stories.

**E. OPEN SPACE STANDARDS**

1. Areas not encompassed within approved building lots or highway rights of- way shall be dedicated to open space, recreational uses, or other public purposes.
2. The amount of land dedicated for said purposes shall not be less than:
  - a. one-third of the total area of the parcel in a Conventional Cluster, and
  - b. sixty-five (65) percent of the total area of the parcel in a Conservation Cluster.
3. The area(s) to be dedicated to open space shall provide a meaningful addition to the open space of the town after considerations including, but not limited to the following: the location in town; the topography; the flora; the fauna; the relative amounts of wetlands and non-wetlands; the significant natural features and resources; the size, location and shape of the open space parcel; the availability of safe pedestrian access; and whether there exists contiguous open space land(s).
4. The applicant may propose appropriate uses and ownership of such areas, but the Commission shall have the final determinations.
5. Land may be dedicated as follows -
  - a. to the town (under the auspices of the appropriate agency) for active or passive recreational purposes or for conservation purposes.
  - b. to a private association (such as the Nature Conservancy or the Land Conservancy of Ridgefield, Inc.) legally constituted for conservation purposes; or
  - c. to a private association consisting of the owners of the lots within the planned residential development for specified recreational purposes.
6. Open space deeded to the town shall be deeded in perpetuity; open space deeded to a private association shall provide in such deed that ownership shall revert to the town for recreational or conservation purposes if such association or organization shall cease to exist or shall relinquish ownership.